

Barrio Histórico Historic Zone Advisory Board
Thursday, November 19, 2015, 4 PM
Tucson Room, Third Floor
Joel Valdez Main Library, 101 N. Stone Ave.
Tucson, AZ 85701

Legal Action Report

Agenda:

1. Roll call: A quorum was established including Jody Gibbs, Ken Bacher, Bob Vint, and William Balak. Mary Lou Heuett and Armando Montano were late. Ann Hazen was absent. Guests: Joel Leshefka, Larry Busbea, Kathy Hanox, and Michael Kothke.

2. Call to the audience: No speakers

3. Approval of minutes for 10/19/15 meeting.

Motion 1: Bob Vint moved and Jody Gibbs seconded motion to approve minutes. Vote was 4 yes – 0 no votes. Approved.

4. Formal Review of HPZ 15-77 Busbea/Stier Residence - New Single Family Dwelling - 573 S. 9th Avenue. Presentation by architect from HK Associates Inc. (Mary Lou Heuett arrived)

Motion 2: Bob Vint moved and William Balak seconded motion to review and vote on the following:

1) SETBACKS

The proposal does maintain the setbacks of the historic contributing property in its Development Zone. UDC 5.8.6 C, 9-02.3.3. BHAG new construction. **Vote was 4 yes, 1 no. Approved.**

2) SITE UTILIZATION

The proposal is **not** consistent with the site utilization of the historic contributing property in its Development Zone in setbacks, lot coverage, and open space. UDC 5.8.6 G, 9-02.3.7 **Vote was 1 yes, 4 no. Not Approved.**

3) BUILDING FORM

The proposal does **not** maintain the size, mass, or form of the historic contributing property in its Development Zone. UDC 5.8.6 J, 9-02.3.10 **Vote was 1 yes, 4 no. Not Approved.**

4) ENCLOSURES

The 10' tall perimeter privacy walls are compatible with the architectural style and historic character of the historic contributing property in the Development Zone.

BHAG new construction and site elements. UDC 5.8.6 L, 9-02.4.3 **Vote was 3 yes, 2 no. Approved.**

5) RHYTHM

The 10' tall perimeter privacy walls the project reflect the proportions, patterns, and rhythms of the historic contributing property in the Development Zone. UDC 5.8.6 K, 9.02.3.11 **Vote was 3 yes, 1 no, 1 abstaining. Approved.**

6) BUILDING FORM

The proposed project does maintain the size, mass, scale, or form of the historic contributing property in the Development Zone. UDC 5.8.6.J, 9.02.3.10 **Vote was 3 yes, 1 no, 1 abstaining. Approved.**

7) PROPORTIONS, DOORS AND WINDOWS, DETAILS, PROJECTIONS AND RECESSIONS

The project is compatible with the proportions, doors and windows, details, and projections and recession found in the historic contributing property. Proportions UDC 5.8.6 D, 9-02.3.4, Doors and Windows BHAG, UDC 9-02.3.1, 9-02.3.9, 9-02.7.3.C.5, 5.8.6 H, I. Details UDC 5.8.6.1, 9.02.3.9. Projections and Recessions 5.8.6 H **Vote was 3 yes, 1 no, 1 abstaining. Approved with condition that garage door is wood.**

8) ROOF EQUIPMENT

The Roof equipment appears to be visible from the street and the neighbors. BHAG. **Vote was 4 yes, 1 no. Approved with condition that roof equipment not be visible from the street or the neighbors properties.**

5. Formal Review of new garage at 496 S. Convent Ave. the Latt Residence. **Motion 3: Ken Bacher moved and Mary Lou Heuett seconded motion to approve project with conditions. Vote was 5 yes – 0 no votes, 1 abstaining. Approved with conditions that garage doors are “rusted” steel and transom is more rectangular.**

6. Formal Review of HPZ-15-93, 589 S. Main, Addition to existing non-contributing single family house and building and site improvements. Bob Lanning, architect, gave presentation on project.

Motion 4. William Balak moved and Ken Bacher seconded motion to approve building improvements, new addition, and parking area with conditions. Vote was 6 yes – 0 no votes. Approved with conditions that doors and windows are wood, and that architect return for review of easement access with detailed drawing and elevations to show that new easement/driveway will meet engineering standards, not affect neighboring property to the east and allow for level pedestrian sidewalk access along 17th Street.

7. Discussion of the Historic Zone condition and process. Jody lead discussion about how we review projects and how we need to look at effects on entire historic district and not just development area. Board agreed to think about what we need to do and will discuss at future meetings.
8. Downtown Motor Hotel, 383 S. Stone. Discussion on the history of the review process by the City of Tucson. Continued from last meeting. **Did not discuss.**
9. Adjournment